

## ROUTING AND RECORD SHEET

SUBJECT: (Optional)

FROM: John M. Ray  
Director of Logistics

EXTENSION

NO.

DATE 30 June 1986

TO: (Officer designation, room number, and building)

DATE

RECEIVED

FORWARDED

OFFICER'S INITIALS

COMMENTS (Number each comment to show from whom to whom. Draw a line across column after each comment.)

1. DDA  
7D24 Hqs

Bill/Hank:

1. Attached is an MFR which I requested from C/NBPO. Several weeks ago, I told [redacted] that we were not in any position to give him any accurate info on the New Building schedule. (As you know, I did not mention anything about schedule during the space briefing at [redacted] because it would have indeed been "guessing" at this point.) I understand that Tom gave the Comptroller the dates mentioned in the attached MFR.

2. I subsequently had a conversation with Tom and informed him that his actions in this matter were inappropriate in my opinion. The "authorization" from the D/L mentioned in the attached occurred a number of weeks ago, and as I've said, I personally informed Tom that it would take some weeks before we received a definitive report on the schedule. Enough on this. . .

3. We had hoped to receive a complete report re schedule on 19/20 June. It now looks like that report will not be available until mid to late July. Please be assured that we will provide you with the report as soon as it is available (and certainly before it is provided to any other parties).

John M. Ray

Attachment

cc: C/NBPO/OL

FORM 79

610

USE PREVIOUS EDITIONS

## MEMORANDUM FOR THE RECORD

SUBJECT: Office of the Comptroller Telcon Request for Information  
Concerning the New Headquarters Building Schedule and  
Concerning Agency Funding Commitments Made Regarding a  
\$500,000 Exit Lane off the Northbound Beltway onto the  
Southbound George Washington Memorial Parkway

STAT 1. On 24 June 1986 I received a telcon from [redacted]  
Chief of the Administration Group in the Office of the Comptroller,  
STAT requesting information about the two subjects identified above.  
STAT Based on [redacted] assurances that the Director of Logistics  
STAT (at the time, Mr. Henry P. Mahoney) had authorized me to discuss  
STAT this information with me, I provided [redacted] with as complete  
STAT information as I had on the two subjects. I had previously refused  
to provide [redacted] with this information without prior  
Director of Logistics authorization.

STAT 2. Regarding the construction completion schedule for the New  
Headquarters Building (NHB), I explained to [redacted] that there  
was no hard, factual information available at this time. This  
situation exists because the General Services Administration (GSA)  
Construction Manager and the Bid Package #2 contractor, Centex  
Construction Co. have not yet begun negotiations on the refitup of  
the NHB that resulted from the Headquarters Management Board (HMB)  
decisions in November, 1985 that changed the occupancy rooster  
there. I went on to add that, based upon the very best intuitive  
estimates available, that our best guessing, absent a formalized  
agreement between GSA and Centex, on completion of the NHB was as  
follows:

| <u>Facility</u> | <u>Contract Schedule</u> | <u>Best Current Estimate</u> |
|-----------------|--------------------------|------------------------------|
| Center Section  | 31 December 1986         | 01 September 1987            |
| North Tower     | 01 April 1987            | 01 September 1987            |
| South Tower     | 01 July 1987             | 30 October 1987              |

STAT I went on to again explain to [redacted] that this was, in the  
venacular that I used, "Wild Ass Guessing", in the sense that until  
GSA and Centex had negotiated the cost and schedule impacts of all  
outstanding changes (the largest increment by far being the HMB  
November 1985 changes) and formalized the results into a bilateral  
contract amendment, that no one in the world knows for sure what a  
realistic completion schedule for the NHB is. While it represents  
the best judgments of the GSA Construction Manager and NBPO, and  
while it (the estimated schedule above) is considered to be  
STAT conservative, it nonetheless is "Wild Ass Guessing". [redacted]  
acknowledged at several points in the conversation that he  
understood this point.

STAT

3. [ ] next asked about the commitment to fund \$500,000 for an exit lane off the I-495 Beltway. I explained to him that, based on verbal Director of Logistics' (at the time, Mr. Henry P. Mahoney) direction, I had briefed the Agency's Traffic Advisory Committee that we would request a \$500,000 appropriation from the Congress in FY 1988 to fund the construction of an expanded exit lane off of I-495 northbound onto the southbound George Washington Memorial Parkway. This commitment was really a reaffirmation of a verbal commitment that Mr. Harry Fitzwater (then the Deputy Director for Administration) had made in 1983 to Congressman Frank Wolf (R, Va), and it was made at the insistence of local residents who wanted to be sure that everything possible was being done to take traffic off of Route 123. I went on to explain that neither the NBPO nor the Virginia Department of Highways and Transportation feel that the addition of this expanded exit lane will do anything to relieve traffic on Route 123, because by 1990 both the States of Virginia and Maryland will have expanded the Cabin John Bridge and both I-495 accesses to it, thereby providing significantly greater I-495 capacity that in itself will draw all the traffic 'drawable' off Route 123. I went on to add that both we and the VDH&T hope that the \$500,000 is never spent, and that I felt the chances were less than 50-50 that they would be.

STAT

[ ]  
Chief, New Building Project Office, OL

## Distribution:

Orig - NBPO Chrono  
1 - D/L  
1 - DD/L  
1 - C/FMD,OL